

AGENDA
Veneta Planning Commission
Monday - **November 7, 2005** - 7:00 p.m.
Veneta City Hall

- I. REVIEW AGENDA
- II. PUBLIC COMMENT: If you wish to address the Planning Commission about an issue which is not on the agenda; state your name, address, and limit your comments to 3 minutes
- III. APPROVAL OF MINUTES: October 3, 2005 and October 13, 2005
- IV. LIMITED LAND USE ACTION
 - A. GANSEN SITE PLAN REVIEW (SR-7-05) - Request for approval of two multi-family 4-plex units at the east end of Cottage Court.
Assessors map 17-05-31-33, tax lots 8500 & 8600
- V. OTHER
 - A. Planning Commission Quarterly Report
- VI. WORK SESSION
 - A. Planning Commission Work Plan
 - B. Park Land Dedication Ordinance
- VII. ADJOURN:

Decisions by the Planning Commission for land use applications are issued with a **FINAL ORDER**. A Planning Commission Decision may be appealed to the Veneta City Council within 15 days after the Final Order has been signed and mailed. If a written Notice of Appeal is not filed within 15 days of the date the Final Order of the Planning Commission decision is mailed, the decision becomes final. Veneta Land Development Ordinance 417, Section 2.07 (1-3) and Veneta Land Division Ordinance 418, Section 8.03 (4) *Location is wheelchair accessible (WCA). Communication interpreter, including American Sign Language (ASL) interpretation, is available with 48 hours notice. Contact Sheryl Hackett Phone (541) 935-2191, FAX (541) 935-1838 or by TTY*

THIS MEETING WILL BE TAPE-RECORDED.

LIMITED LAND USE DECISIONS - PUBLIC TESTIMONY

Written comments received within the fourteen (14) day comment period have been incorporated into the staff report and have been provided to the members of the Planning Commission to be considered in their decision. No oral testimony is allowed for Limited Land Use decisions.

LAND USE DECISIONS - Veneta Municipal Code Chapter 18.05

Whenever this chapter is in effect, the following procedures or procedure similar thereto shall be followed by the city staff and applicable decision-making body: (1) Preparation of brief statement setting forth the criteria and standards considered relevant to the decision of the city staff. Such shall utilize criteria and standards found in the applicable ordinance, the comprehensive plan, and other ordinances and rules and regulations now in effect a from time to time adopted by the city council and appropriate decision-making body.

REQUIRED FINDINGS FOR SITE PLAN REVIEWS

Veneta Land Development Ordinance 417, Article 6, Section 6.04

After an examination of the site and prior to approval of plans, the Commission or Building and Planning Official must make the following findings:

- (1) That the proposed development complies with the Veneta Comprehensive Plan.
- (2) That all provisions of city ordinances are complied with.
- (3) That traffic congestion is avoided, pedestrian, bicycle and vehicular safety are protected and future street right-of-way are protected.
- (4) That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.
- (5) That adequate water, sewer and utilities for the proposed use are available.
- (6) That drainageways are protected and drainage facilities provided.
- (7) That the extent of emissions and potential nuisance characteristics are reasonably compatible with the land use district, adjacent land uses and the standards of all applicable regulatory agencies having jurisdiction